CENTURY
COMMUNITIES
7401 Carmel Executive Park Dr
Suite 310
Charlotte, NC 28226

Board of Commissioners
APPROVED
January 11, 2021
Lori Canapinno, Town Clerk

To: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, NC 28105-6713

Ladies and Gentlemen,

Century Communities is requesting your consideration for the approval of amending conditions within Rezoning Petition 2017-674 (AKA Harmony at Matthews). Please see proposed changes in **Exhibit A, sheets RZ-2 and RZ-7**.

The first requested amendment includes proposing Nellie Steven Holly in lieu of the approved Leland Cypress due to the Duke Energy infrastructure that was installed after the approval of Petition No. 2017-674. See **Exhibit B**, illustrating the existing overhead power.

The proposed Nellie Steven Holly species was suggested by Ralph Ramsaur of Town of Matthews and is an approved species under Duke overhead powerlines. This species is noted for its fullness and screening abilities, meeting the intent of using the Leland Cypress. See **Exhibit C**, listing approved species and maintenance for trees under Duke overhead powerlines.

The second requested amendment includes revising the sentence in **Exhibit A, sheet RZ-7, note 7B** to be reworded from *"The Berm shall terminate at the pedestrian trail"* to proposed *"The Berm shall extend to the pedestrian walking trail."* We believe this note better meets the intent to extend the berm to the path, yet not require it to stop at the pedestrian path.

We believe the proposed changes have no negative impact on the community.

Thank you for your consideration.

Christopher Pereira
Land Development Manager, Century Communities

Exhibit A

Board of Commissioners
APPROVED
Clerk to the Board, Town of Matthews

R-15 & R-20 to R-VS

VICINITY MAP
NTS

30' 0' 30' 60' 120'

DATE: 11.29.2017
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
QC BY: ST
SCALE: 1"=60'
PROJECT #: 101721

SHEET #:
CS

REVISIONS:
03/08/2018 - PER STAFF COMMENTS
05/02/2018 - PER STAFF COMMENTS
05/30/2018 - PER STAFF COMMENTS
06/19/2018 - PER STAFF COMMENTS

2017-674
6-19-18

MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

COVER SHEET

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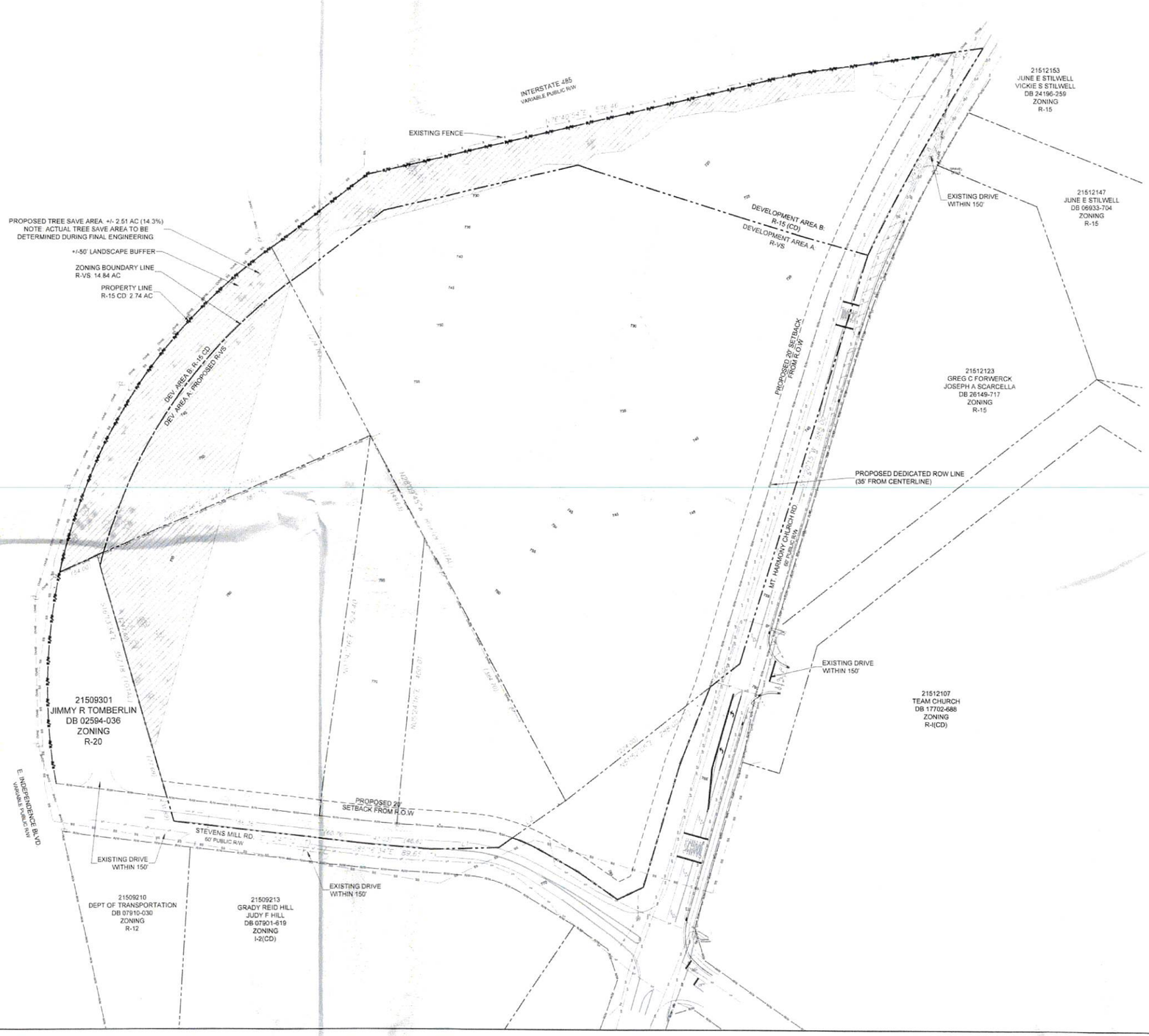

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

PARCEL ACREAGE: 17.58 AC TOTAL
R-VS: ± 14.84 AC, R-15 CD: ± 2.74 AC

TAX PARCEL #: 21509302, 21509303, 21509304, 21509305, 21509306, 21509307

EXISTING ZONING: R-15, R-20

PROPOSED ZONING: R-VS, R-15 (CD)

EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT

PROPOSED USES: ONE FAMILY ATTACHED DWELLING UNITS

PROPOSED NUMBER OF UNITS: MAXIMUM NUMBER OF 123 UNITS

PROPOSED DENSITY: 6.99 DU/AC

PROPOSED SETBACK SITE: 20' FROM ROW

MINIMUM LOT AREA:
- **-REQUIRED:** 3,000/DU
- **-PROPOSED:** 1,760/DU- 2,600/DU (20' MIN. x 80' MIN. LOTS)

MINIMUM LOT WIDTH:
- **-REQUIRED:** 30'
- **-PROPOSED:** 20' MIN.

MINIMUM SETBACK:
- **-REQUIRED:** 20'
- **-PROPOSED:**
  - **REAR LOADED:** 7' (FROM RIGHT OF WAY)
  - **FRONT LOADED:** 20' (FROM RIGHT OF WAY)

MINIMUM SIDE YARD:
- **-REQUIRED:** 0, 8' FOR END UNIT
- **-PROPOSED:** 0, 5' FOR END UNIT

MINIMUM REAR YARD:
- **-REQUIRED:** 20'
- **-PROPOSED:** 20'

MINIMUM BUILDING SEPARATION: 10' MIN.

MINIMUM OPEN SPACE
- **-REQUIRED:** 10%
- **-PROPOSED:** 27.4%
  (2.31 AC OPEN SPACE + 2.51 AC TREE SAVE)

MAXIMUM HEIGHT:
- **-REQUIRED:** 35'

TREE CANOPY PRESERVATION
- **-REQUIRED:** 8%
- **-PROPOSED:** 14.3% (2.51 AC)
- *NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

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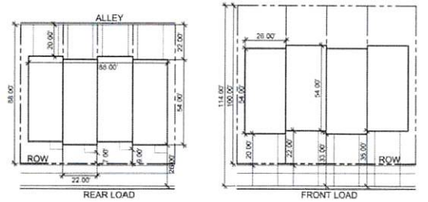
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS:
1 03/08/2018 PER STAFF COMMENTS
2 05/02/2018 PER STAFF COMMENTS
3 06/19/2018 PER STAFF COMMENTS

DATE: 11.29.2017
DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY: ST
Q.C. BY: ST
PROJECT #: 40172.11

SHEET #
RZ-1



TYPICAL BUILDING STAGGERING

VICINITY MAP
NTS

SITE LEGEND

PROPOSED PROPERTY LINE		PROPOSED TREE SAVE	
20' SETBACK		PROPOSED BERM	
		PROPOSED ACCESS	

MODIFIED MATTHEWS LOCAL RESIDENTIAL STREET
CROSS SECTION

TYPICAL ALLEY SECTION

TYPICAL 100' LANDSCAPE AREA + BERM SECTION
NOTE: SEE RZ-4 FOR ILLUSTRATIVE BUFFER SECTION

30' 0' 30' 60' 120'

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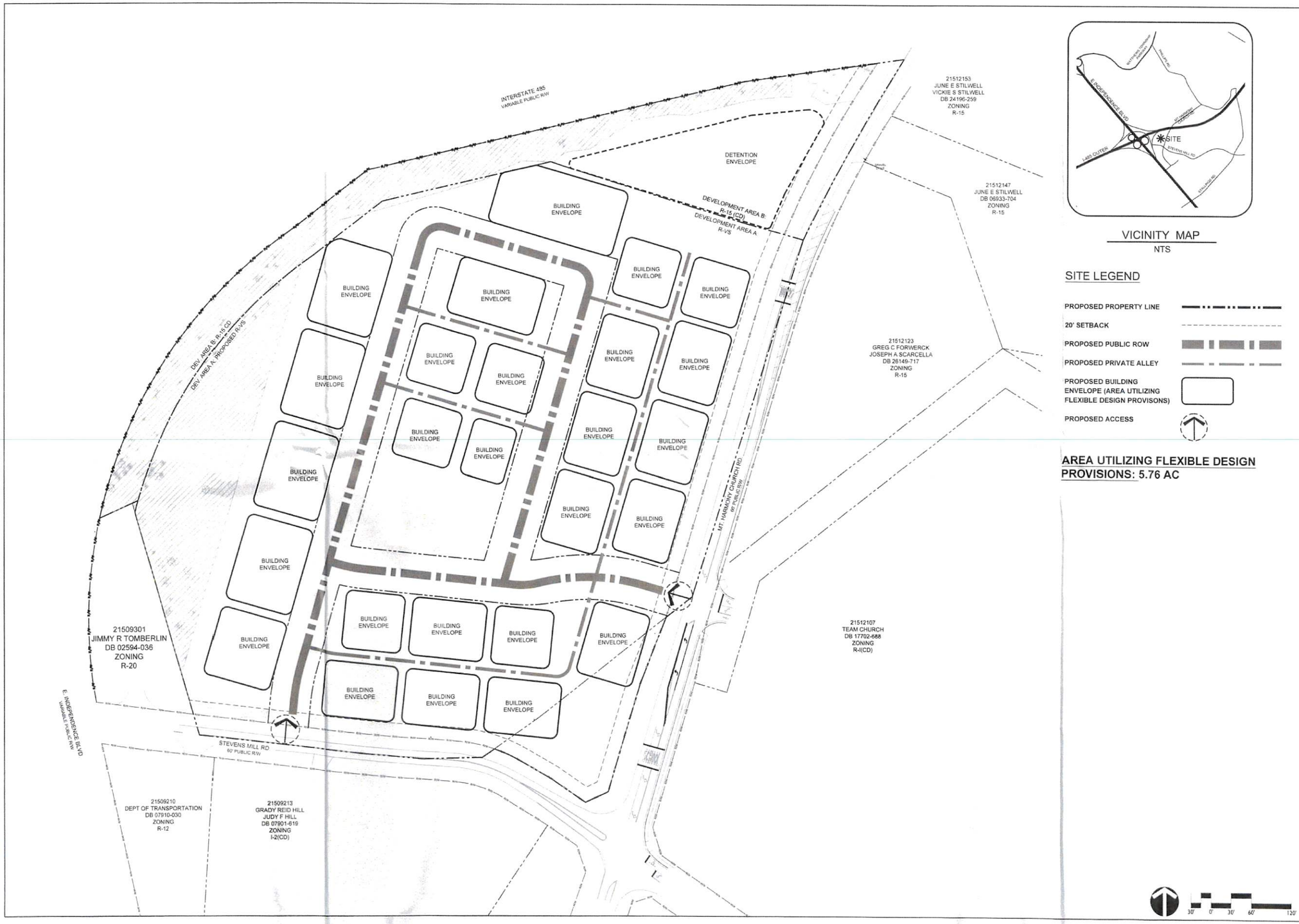
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

SCHEMATIC SITE PLAN

REVISIONS
03/08/2018 PER STAFF COMMENTS
05/02/2018 PER STAFF COMMENTS
06/18/2018 PER STAFF COMMENTS
06/19/2018 PER STAFF COMMENTS

DATE: 11.29.2016
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: KST
QC BY: KST
PROJECT # 017211

SHEET #
RZ-2



VICINITY MAP
NTS

SITE LEGEND

- PROPOSED PROPERTY LINE
- 20' SETBACK
- PROPOSED PUBLIC ROW
- PROPOSED PRIVATE ALLEY
- PROPOSED BUILDING ENVELOPE (AREA UTILIZING FLEXIBLE DESIGN PROVISONS)
- PROPOSED ACCESS

AREA UTILIZING FLEXIBLE DESIGN PROVISIONS: 5.76 AC

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www.LandDesign.com

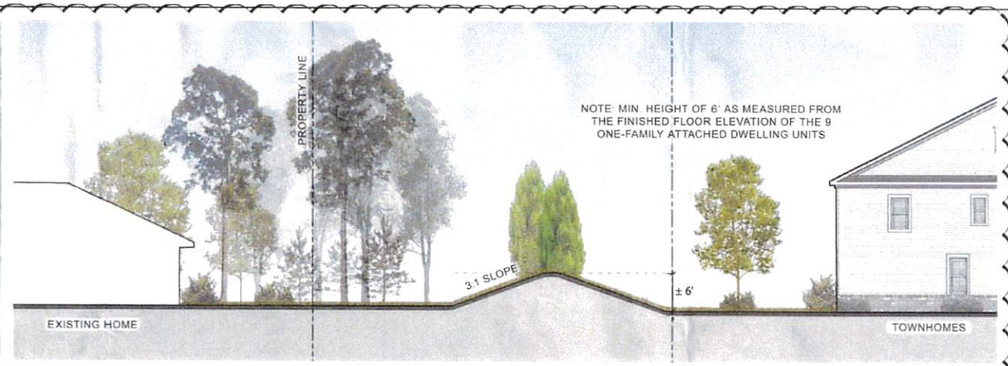
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA
FLEXIBLE DESIGN PROVISIONS

REVISIONS
03/08/2018 - PER STAFF COMMENTS
04/17/2018 - PER STAFF COMMENTS
05/30/2018 - PER STAFF COMMENTS
07/19/2018 - PER STAFF COMMENTS

DATE: 11/29/2018
DESIGNED BY: AST
DRAWN BY: AEE
CHECKED BY: AST
QA/QC BY: AST
SCALE: 1"=60'
PROJECT #: 101721

SHEET #
RZ-3

KEY MAP



CROSS SECTION A-AA

CENTURY COMMUNITIES

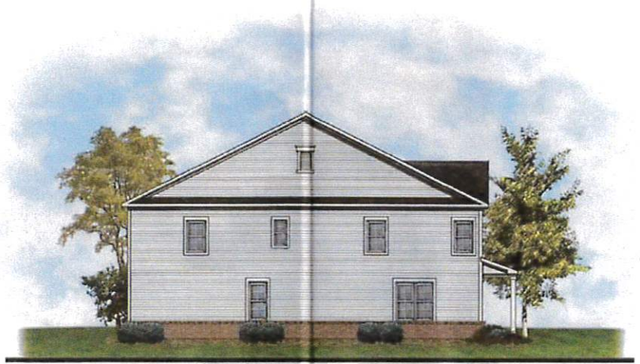
22' x 54' Wide Alley Load Townhomes
2-Story Brick 5-Plex
Front Elevation
05.21.18

gmd design group

CENTURY COMMUNITIES

22' x 54' Wide Alley Load Townhomes
2-Story Brick 5-Plex
Rear Elevation
05.21.18

gmd design group



CENTURY COMMUNITIES

22' x 54' Wide Alley Load Townhomes
2-Story Brick 5-Plex
Left Side Elevation 'A'
05.17.18

gmd design group

CENTURY COMMUNITIES

22' x 54' Wide Alley Load Townhomes
2-Story Brick 5-Plex
Right Side Elevation 'C'
05.17.18

gmd design group

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MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS + ILLUSTRATIVE SECTION

DATE: 11.29.2017
DESIGNED BY: KST
DRAWN BY: AST
CHECKED BY: KST
Q.C. BY: KST
PROJECT #: 101721

REVISIONS:
03.08.2018 PER STAFF COMMENTS
05.02.2018 PER STAFF COMMENTS
05.17.2018 PER STAFF COMMENTS
06.19.2018 PER STAFF COMMENTS

SHEET #
RZ-4

CENTURY COMMUNITIES

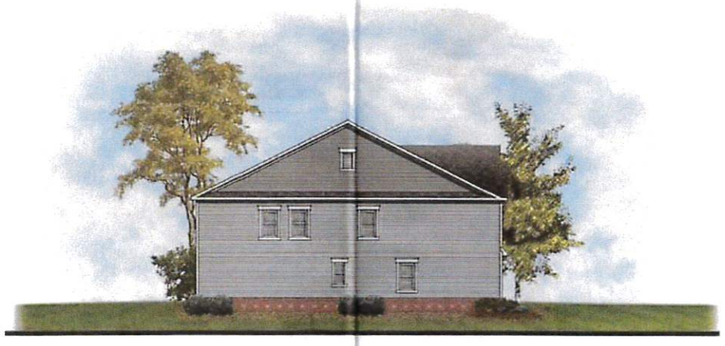
26' Wide Front Load Townhomes
2-Story Brick 5-Plex
Front Elevation
05.21.18

gmd design group

CENTURY COMMUNITIES

26' Wide Front Load Townhomes
2-Story Brick 5-Plex
Rear Elevation
05.21.18

gmd design group



CENTURY COMMUNITIES

26' Wide Front Load Townhomes
2-Story Brick 5-Plex
Left Side Plan 2 Elevation'B'
05.18.18

gmd design group

CENTURY COMMUNITIES

26' Wide Front Load Townhomes
2-Story Brick 5-Plex
Right Side Plan 2 Elevation'C'
05.18.18

gmd design group

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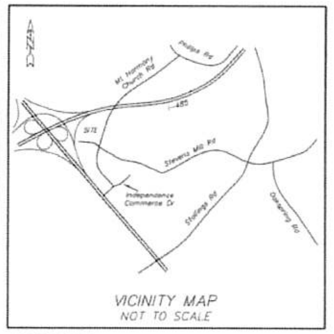
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

DATE: 11.29.2017
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
QC BY: KST
SCALE: NTS
PROJECT #: 017211

REVISIONS:
1 01.08.2018 PER STAFF COMMENTS
2 05.02.2018 PER STAFF COMMENTS
3 05.30.2018 PER STAFF COMMENTS
4 06.19.2018 PER STAFF COMMENTS

SHEET #
RZ-5



PID 21509305

COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NUMBER 18-1041
COMMITMENT DATE MAY 1, 2018 AT 08:00 AM

SCHEDULE B - SECTION II

2. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 30728, PAGE 873, MECKLENBURG COUNTY REGISTRY, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW **(LOCATED OFFSITE)**

3. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN DECLARATION OF COVENANTS FOR MAINTENANCE OF WATER QUALITY AND WATER QUANTITY CONTROL STRUCTURES RECORDED IN BOOK 30685, PAGE 176 **(LOCATED OFFSITE)** AND BOOK 30746, PAGE 126 **(LOCATED OFFSITE)**, MECKLENBURG COUNTY REGISTRY, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW

4. BUILDING RESTRICTION LINES, EASEMENTS AND OTHER MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 59, PAGE 782, MECKLENBURG COUNTY REGISTRY. **(PLAT DESCRIBES PARCELS ACROSS MT HARMONY CHURCH RD)**

5. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6258, PAGE(S) 243, MECKLENBURG COUNTY REGISTRY. **(NOT PLOTTABLE)**

6. FEE SIMPLE DEED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7664, PAGE(S) 717, MECKLENBURG COUNTY REGISTRY. **(RIGHT-OF-WAY OF MT HARMONY CHURCH ROAD SHOWN)**

7. EASEMENT AGREEMENT IN FAVOR OF ALLTEL CAROLINA, INC. RECORDED IN BOOK 12427, PAGE(S) 342, MECKLENBURG COUNTY REGISTRY. **(LOCATED OFFSITE)**

8. WASTEWATER TREATMENT AND DISPOSAL SYSTEM DESIGN AGREEMENT RECORDED IN BOOK 19041, PAGE(S) 832, MECKLENBURG COUNTY REGISTRY. **(NOT PLOTTABLE)**

9. EASEMENT AGREEMENT IN FAVOR OF THE CITY OF CHARLOTTE RECORDED IN BOOK 30904, PAGE(S) 24, MECKLENBURG COUNTY REGISTRY. **(APPROXIMATE AS SHOWN, EXHIBIT IS ILLEGIBLE.)**

10. EASEMENT IN FAVOR OF SCI TOWERS, LLC CONTAINED IN MEMORANDUM OF OPTION AND LAND LEASE RECORDED IN BOOK 31433, PAGE(S) 858, MECKLENBURG COUNTY REGISTRY. **(LOCATED OFFSITE)**

LEGEND:

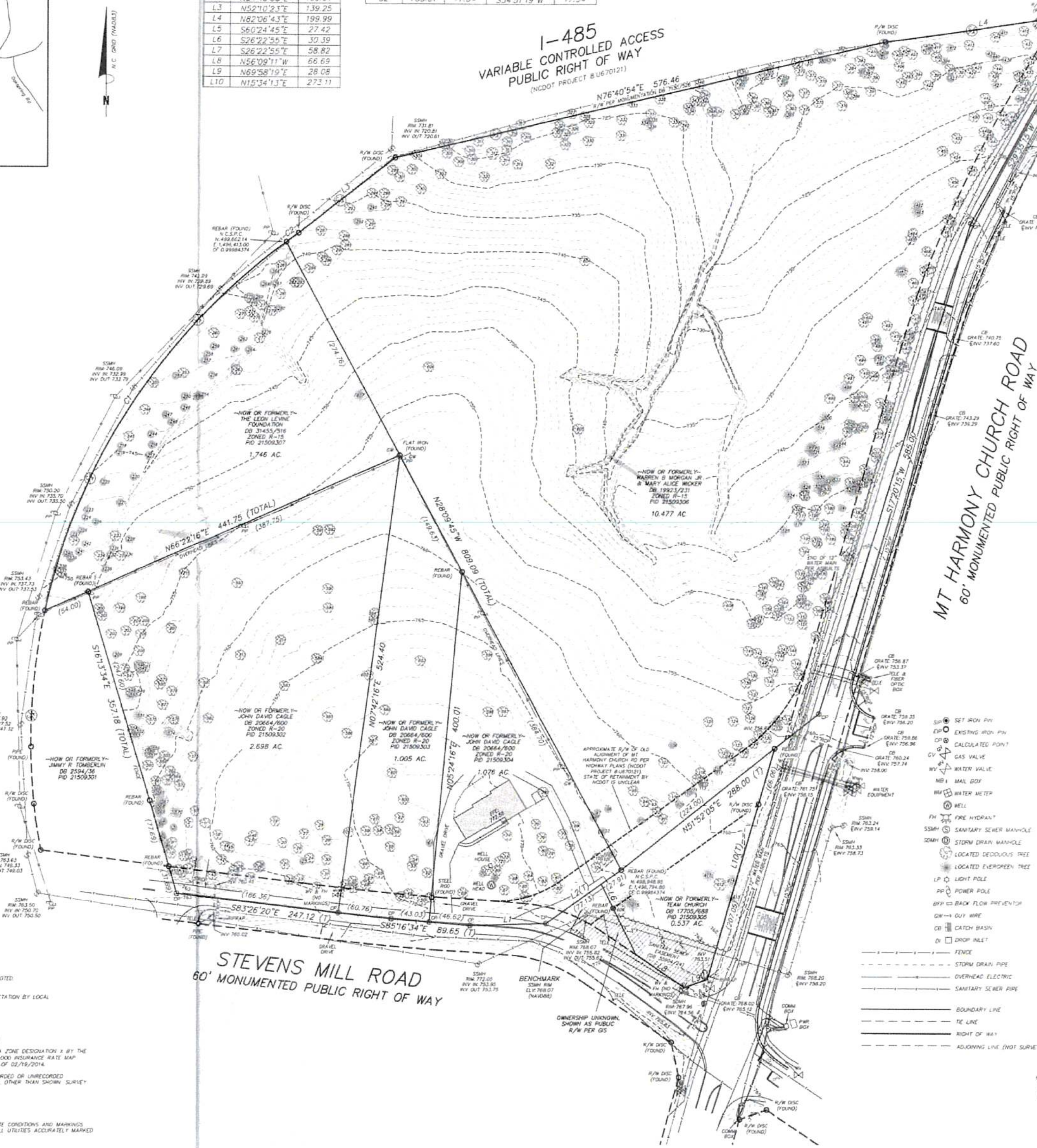
EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
AC = AIR CONDITIONING
PWR = POWER PAD
PM = POWER METER
PP = POWER POLE
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
WM = WATER METER
FES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE
DU = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED AS SHOWN (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBERS AS SHOWN
4. DEED REFERENCES AS SHOWN
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710449900K, WITH A DATE OF IDENTIFICATION OF 02/19/2014.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATED METHOD.
9. NO NCGS MONUMENT FOUND WITHIN 2000'
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°28'26"E	87.02
L2	N54°45'38"E	105.04
L3	N52°10'23"E	139.25
L4	N82°06'43"E	199.99
L5	S60°24'45"E	27.42
L6	S26°22'55"E	30.39
L7	S26°22'55"E	58.82
L8	N56°09'11"W	66.69
L9	N69°58'19"E	28.08
L10	N15°34'13"E	273.11

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	703.51	512.72	S33°15'45"W	501.45
C2	703.51	17.54	S54°51'19"W	17.54


I-485
VARIABLE CONTROLLED ACCESS
PUBLIC RIGHT OF WAY
(NCDOT PROJECT 8.U670121)
N76°40'54"E 576.46
MT HARMONY CHURCH ROAD
60' MONUMENTED PUBLIC RIGHT OF WAY
S17°20'15"W 585.00
STEVENS MILL ROAD
60' MONUMENTED PUBLIC RIGHT OF WAY
S83°26'20"E 247.12
S85°16'34"E 89.65
N66°22'16"E 441.75 (TOTAL)
N28°09'45"W 809.09 (TOTAL)
N07°42'16"E 524.40
N05°24'16"E 400.01
S16°13'34"E 357.18 (TOTAL)
N51°52'05"E 288.00
~NOW OR FORMERLY~ THE LEON LEVINE FOUNDATION DB 31455/316 ZONED R-15 PID 21509307 1.746 AC.
~NOW OR FORMERLY~ WARREN B MORGAN JR & MARY ALICE WICKER ZONED R-15 PID 21509306 10.477 AC
~NOW OR FORMERLY~ JOHN DAVID CAGLE DB 20664/600 ZONED R-20 PID 21509302 2.698 AC.
~NOW OR FORMERLY~ JOHN DAVID CAGLE DB 20664/600 ZONED R-20 PID 21509303 1.005 AC.
~NOW OR FORMERLY~ JOHN DAVID CAGLE DB 20664/600 ZONED R-20 PID 21509304 1.076 AC.
~NOW OR FORMERLY~ JIMMY R TOMBERLIN DB 2594/36 PID 21509301
~NOW OR FORMERLY~ TEAM CHURCH PID 21509305 0.537 AC.
BENCHMARK
OWNERSHIP UNKNOWN, SHOWN AS PUBLIC R/W PER GIS
SET IRON PIN
EXISTING IRON PIN
CALCULATED POINT
GAS VALVE
WATER VALVE
MAIL BOX
WATER METER
WELL
FIRE HYDRANT
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
LOCATED DECIDUOUS TREE
LOCATED EVERGREEN TREE
LIGHT POLE
POWER POLE
BACK FLOW PREVENTOR
GUY WIRE
CATCH BASIN
DROP INLET
FENCE
STORM DRAIN PIPE
OVERHEAD ELECTRIC
SANITARY SEWER PIPE
BOUNDARY LINE
TIE LINE
RIGHT OF WAY
ADJOINING LINE (NOT SURVEYED)
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

PID 21509306

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER 18-0486
COMMITMENT DATE FEBRUARY 28, 2018 AT 08:00 AM

SCHEDULE B - SECTION II

5. RIGHT OF WAY IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 1858, PAGE(S) 462 **(NOT PLOTTABLE, BLANKET IN NATURE)**, BOOK 2410, PAGE 154 **(NOT PLOTTABLE, BLANKET IN NATURE)**, BOOK 2410, PAGE 157 **(NOT PLOTTABLE, BLANKET IN NATURE)** AND BOOK 2410, PAGE 160 **(NOT PLOTTABLE, BLANKET IN NATURE)**, MECKLENBURG COUNTY REGISTRY.

6. PERMIT FOR TELEPHONE LINE AND POWER LINE RIGHT OF WAY IN FAVOR OF NORTH CAROLINA TELEPHONE COMPANY RECORDED IN BOOK 1871, PAGE(S) 93, MECKLENBURG COUNTY REGISTRY **(NOT PLOTTABLE, BLANKET IN NATURE)**.

7. RIGHT OF WAY AGREEMENT IN FAVOR OF THE NORTH CAROLINA STATE HIGHWAY COMMISSION RECORDED IN BOOK 2762, PAGE 304 **(ROAD LOCATED OFFSITE)**, BOOK 2762, PAGE(S) 324 **(ROAD LOCATED OFFSITE)** AND BOOK 2762, PAGE 325 **(ROAD LOCATED OFFSITE)**, MECKLENBURG COUNTY REGISTRY.

8. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6092, PAGE(S) 620 **(NOT PLOTTABLE)** AND BOOK 6258, PAGE 243 **(NOT PLOTTABLE)**, MECKLENBURG COUNTY REGISTRY.

9. FEE SIMPLE DEEDS IN FAVOR OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7130, PAGE(S) 524 **(LOCATED OFFSITE)** AND BOOK 7130, PAGE 526 **(AS SHOWN)**, MECKLENBURG COUNTY REGISTRY.

PID 21509302, 21509303, & 21509304

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER 18-0484
COMMITMENT DATE FEBRUARY 28, 2018 AT 08:00 AM

SCHEDULE B - SECTION II

2. TITLE TO ANY PORTION OF LAND LYING WITHIN THE RIGHT OF WAY OF STEVENS MILL ROAD AND MT HARMONY CHURCH ROAD. **(RIGHTS OF WAY SHOWN)**

PID 21509307

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER 18-0481
COMMITMENT DATE FEBRUARY 28, 2018 AT 08:00 AM

SCHEDULE B - SECTION II

2. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6092, PAGE(S) 620, MECKLENBURG COUNTY REGISTRY. **(NOT PLOTTABLE)**

3. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6258, PAGE(S) 2433 [SIC, PAGE 243], MECKLENBURG COUNTY REGISTRY. **(NOT PLOTTABLE)**

4. FEE SIMPLE DEED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7774, PAGE(S) 406, MECKLENBURG COUNTY REGISTRY **(R/W SHOWN)**

THIS IS TO CERTIFY TO CHICAGO TITLE INSURANCE COMPANY & 2020 VENTURES LLC THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),7(a)(b1)(c),8,9,11,13,&14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/26/17

HUGH E. WHITE JR. DATE

DATE	REVISIONS:
11/15/17	ADDITIONAL TITLE COMMITMENTS
3/16/18	ADDITIONAL TOPO
3/19/18	PID 21509305
5/4/18	NEW TITLE COMMITMENTS

SCALE: 1" = 60'
2017\BAT\MT HARMONY
2017\M\MT HARMONY
DRAWN BY: NB
CHECKED BY: HW
FIELD WORK: BG/GW
NOVEMBER 10, 2017

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUGH E. WHITE, Jr., NCRLS & SCRLS 889-7601
CERTIFICATE OF AUTHORIZATION NC:C-1242 SC:888

AN ALTA/NSPS LAND TITLE SURVEY SHOWING PROPERTY ON
MT HARMONY CHURCH ROAD
(NEAR THE INTERSECTION OF STEVENS MILL ROAD)
SURVEYED FOR: CENTURY COMMUNITIES SOUTHEAST, LLC
AREA: 17.539 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

DEVELOPMENT STANDARDS

June 11, 2018 /4

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by 2020 Venture LLC ("Applicant") for an approximately 17.58 acre site located on the northwest quadrant of the intersection of Stevens Mill Road and Mt. Harmony Church Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 215-093-02, 215-093-03, 215-093-04, 215-093-05, 215-093-06 and 215-093-07.

B. For entitlement purposes, the Site is divided into two separate development areas that are designated on the Rezoning Plan as Development Area A and Development Area B.

C. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance").

D. Subject to the flexible design standards set out below in Section 8, the regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.

E. The regulations established under the Ordinance for the R-15 zoning district shall govern the development and use of that portion of the Site designated as Development Area B on the Rezoning Plan.

F. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES

A. Development Area A

(1) That portion of the Site designated as Development Area A on the Rezoning Plan may only be devoted to a residential community containing a maximum of 123 for sale one-family attached dwelling units, and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

B. Development Area B

(1) That portion of the Site designated as Development Area B on the Rezoning Plan may only be devoted to tree save areas, common open space areas, landscaped areas, walking trails and storm water facilities that serve and are associated with the residential community to be located on Development Area A.

3. DIMENSIONAL STANDARDS

A. Subject to the flexible design standards set out below in Section 8, the development of Development Area A shall comply with the applicable dimensional standards of the R-VS zoning district set out in Section 155.604 of the Ordinance and the dimensional standards set out in the Site Data table.

B. The development of Development Area B shall comply with the applicable dimensional standards of the R-15 zoning district.

4. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews (the "Town") and/or the North Carolina Department of Transportation ("NCDOT").

B. As depicted on the Rezoning Plan, the Site will be served by internal public streets and internal private alleys, and minor adjustments to the locations of the internal public streets and the internal private alleys shall be allowed during the construction permitting process.

C. Prior to the issuance of the sixty-fifth (65th) certificate of occupancy for a one-family attached dwelling unit constructed on the Site, Applicant shall install a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road. Notwithstanding the foregoing, Applicant shall not be required to install this temporary traffic signal if it has been installed by others prior to the issuance of the sixty-fifth (65th) certificate of occupancy for a one-family attached dwelling unit constructed on the Site, or if the installation of the temporary traffic signal is not approved by NCDOT or the Town of Matthews.

D. Subject to the approval of the Town and/or NCDOT and prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall install (by way of striping) a northbound left turn lane on Mt. Harmony Church Road at the vehicular access point into the Site from Mt. Harmony Church Road.

E. Prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall dedicate and convey to the Town or NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Mt. Harmony Church Road as required to provide right of way measuring 35 feet from the centerline of the existing Mt. Harmony Church Road right of way, to the extent that such right of way does not already exist. The portion of the Site to be dedicated as right of way is generally depicted on the Rezoning Plan. /4

F. A public access easement shall be provided over the private alleys located on the Site to the Town so that the Town can provide trash service and other public services to the residents of this residential community.

G. Subject to the approval of NCDOT, the Town of Matthews and any other governmental agencies, Applicant shall install a pedestrian refuge island within Mt. Harmony Church Road in close proximity to the Site. The exact location of the pedestrian refuge island shall be determined during the permitting process. In the event that Applicant cannot obtain all approvals and permits required to install the pedestrian refuge island, then Applicant shall have no obligation to install the pedestrian refuge island. Permits for the development of the Site or the construction of the buildings to be located on the Site and certificates of occupancy for such buildings shall not be withheld or delayed in the event that Applicant cannot obtain all approvals and permits required to install the pedestrian refuge island, or in the event that Applicant is waiting to receive the required approvals or the denial of such approvals for the pedestrian refuge island after having applied for such approvals. Applicant shall not be required to undertake any widening of Mt. Harmony Church Road to accommodate a pedestrian refuge island.

5. STREETSCAPE TREATMENT

A. A minimum 8 foot wide planting strip and a minimum 10 foot wide multi-use path shall be installed along the Site's frontage on Mt. Harmony Church Road as generally depicted on the Rezoning Plan. In the event that the multi-use path (or portions thereof) is not located within public right of way, then the multi-use path (or portions thereof) shall be located in a public sidewalk utility easement.

B. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Stevens Mill Road as generally depicted on the Rezoning Plan. In the event that the sidewalk (or portions thereof) is not located within public right of way, then the sidewalk (or portions thereof) shall be located in a public sidewalk utility easement.

6. ARCHITECTURAL STANDARDS

A. Attached to the Rezoning Plan are conceptual, schematic images of the front, side and rear elevations of the rear loaded one-family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front, side and rear elevations of the rear loaded one-family attached dwelling units to be constructed on the Site. Accordingly, the front, side and rear elevations of each rear loaded one-family attached dwelling unit to be constructed on the Site shall be designed and constructed so that the front, side and rear elevations are substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front, side and rear elevations of the rear loaded one-family attached dwelling units to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

B. Attached to the Rezoning Plan are conceptual, schematic images of the front, side and rear elevations of the front loaded one-family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front, side and rear elevations of the front loaded one-family attached dwelling units to be constructed on the Site. Accordingly, the front, side and rear elevations of each front loaded one-family attached dwelling unit to be constructed on the Site shall be designed and constructed so that the front, side and rear elevations are substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front, side and rear elevations of the front loaded one-family attached dwelling units to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

C. Applicant may subsequently propose additional conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a one-family attached dwelling unit that utilizes one of the additional conceptual, schematic images of the front elevation, side and rear elevations.

D. The primary exterior building materials for the one-family attached dwelling units to be constructed on the Site shall be brick, stone and cementitious siding.

E. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

F. Each one-family attached dwelling unit in a building shall have its own exterior color palette, so that two or more one-family attached dwelling units in a building shall not have the same exterior color palette. Notwithstanding the foregoing, one-family attached dwellings units located in separate buildings may utilize the same exterior color palette.

G. The rear elevation of each one-family attached dwelling unit shall have the same color palette as the front elevation of such one-family attached dwelling unit, and the rear elevation of each one-family attached dwelling unit shall contain the same type of cementitious siding (e.g., shake siding, board and batten siding, horizontal siding) as the front elevation such one-family attached dwelling unit.

H. Except as provided below in paragraph I, the one-family attached dwelling units to be constructed on the Site shall be rear loaded units.

I. Notwithstanding paragraph H above, a maximum of 31 of the one-family attached dwelling units to be constructed on the Site may be front loaded units, and the locations of such front loaded units are generally depicted on Sheet RZ-2 of the Rezoning Plan.

J. The maximum height of the buildings to be constructed on the Site shall be 35 feet as measured under the Ordinance.

K. Each rear loaded one-family attached dwelling unit that fronts and is adjacent to Mt. Harmony Church Road shall have a step with a minimum height of 18 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such rear loaded one-family attached dwelling unit.

L. Each rear loaded one-family attached dwelling unit located on the Site that does not front and is not adjacent to Mt. Harmony Church Road shall have a step with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such rear loaded one-family attached dwelling unit.

M. Each rear loaded one-family attached dwelling unit constructed on the Site shall have a covered front porch with a minimum depth of 5 feet.

N. The front facade of each one-family attached dwelling unit constructed on the Site shall be setback a minimum of 2 feet from the front facade(s) of the adjacent one-family attached dwelling unit(s), **or** located a minimum of 2 feet in front of the front facade(s) of the adjacent one-family attached dwelling unit(s). The rear facade of each one-family attached dwelling unit constructed on the Site shall be setback a minimum of 2 feet from the rear facade(s) of the adjacent one-family attached dwelling unit(s), **or** located a minimum of 2 feet in front of the rear facade(s) of the adjacent one-family attached dwelling unit(s). The purpose of this requirement is to break up the facades and rooflines of the buildings containing the one-family attached dwelling units. A typical detail depicting these conditions is set out on the Rezoning Plan.

O. The garage door on each front loaded one-family attached dwelling unit shall be a carriage style garage door and the garage door shall contain hardware.

P. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet.

Q. The HVAC unit for each one-family attached dwelling unit shall be located at the rear of the one-family attached dwelling unit.

7. BERM/HAWK CERTIFICATION /4

A. Prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall install a berm between the 9 one-family attached dwelling units located at the southwestern corner of the Site and a portion of the western boundary line of the Site as generally depicted on Sheet RZ-2 of the Rezoning Plan (the "Berm").

B. The Berm shall commence near the southwestern corner of the Site and run in a generally northeasterly direction so that it is located to the rear of and generally parallel to the 9 one-family attached dwelling units located at the southwestern corner of the Site as generally depicted on Sheet RZ-2 of the Rezoning Plan. ~~The Berm shall terminate at the pedestrian walking trail.~~

The Berm shall extend to the pedestrian walking trail.

C. The Berm shall have a 3 to 1 slope and a minimum height of 6 feet as measured from the finished floor elevation of the 9 one-family attached dwelling units located near the Berm and at the southwestern corner of the Site.

Nellie Stevens Holly

D. ~~Leyland cypress~~ trees shall be installed on top of the Berm at the rate of 9 trees per 100 feet as depicted on the Typical 100' Landscape Area and Berm Section set out on Sheet RZ-2 of the Rezoning Plan.

/4

E. The Berm shall be maintained by the property owners association for the residential community.

F. Subject to paragraph G below, Applicant shall preserve trees located between the Berm and the western boundary line of the Site except for any trees required to be removed in connection with the installation of the Berm.

G. Notwithstanding the terms of paragraph F above, Applicant shall remove 3 trees located near or on the western boundary line of the Site and trim limbs from 1 tree located near or on the western boundary line of the Site. These 4 trees shall be identified by Applicant and the owner/occupants of Tax Parcel No. 215-093-01.

H. Applicant shall obtain Habitat and Wildlife Keepers (HAWK) - National Wildlife Federation Certification for those portions of the Site located within the tree save and open space areas.

8. FLEXIBILE DESIGN STANDARDS

A. Pursuant to Sections 155.503.1.H and 155.401.7 of the Ordinance, the following flexible design standards shall apply to the development of the Site and shall be deemed to be approved in the event that the Rezoning Application is approved by the Board of Commissioners:

(1) Minimum Lot Area: 1,760 square feet per dwelling unit.

(2) Minimum Lot Width: 20 feet.

(3) Minimum Setback: Rear loaded units - 7 feet from the right of way
Front loaded units - 20 feet from the right of way

(4) Minimum Side Yard: 0, 5 feet for end unit.

(5) Minimum Building Separation: 10 feet.

B. The portion of the Site utilizing flexible design standards contains approximately 5.76 acres as generally depicted on Sheet RZ-3 of the Rezoning Plan.

9. SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

10. LIGHTING

A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

11. COMMON OPEN SPACE

A. Common open space areas shall be provided on the Site as generally depicted on Sheet RZ-2 of the Rezoning Plan.

B. The common open space areas may contain, among other things, benches and other seating elements, picnic tables, lighting, structures such as gazebos and shelters, landscaping and hardscape.

C. A minimum 400 square foot covered open air structure shall be constructed within the approximately .77 acre common open space/amenity to be located in the center of the Site as generally depicted on the Rezoning Plan.

D. Outdoor cooking grills shall be located within the approximately .77 acre common open space/amenity to be located in the center of the Site.

E. Walking trails shall be installed on the Site as generally depicted on the Rezoning Plan.

12. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

LandDesign.
223 N Graham Street Charlotte, NC 28202
V. 704.333.0325 F. 704.332.3246
www.LandDesign.com

MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA
DEVELOPMENT STANDARDS

REVISIONS:
03/08/2018 - PER STAFF COMMENTS
05/07/2018 - PER STAFF COMMENTS
06/07/2018 - PER STAFF COMMENTS /4
06/19/2018 - PER STAFF COMMENTS

DATE: 11.29.2017
DESIGNED BY: KST
DRAWN BY: ALE
CHECKED BY: KST
Q.C. BY: KST
SCALE: N/S
PROJECT #: 017211

SHEET # RZ-7

SAFETYFirst
- PERSONAL ACCOUNTABILITY
- ACTIVE CARING
- HAZARD RECOGNITION

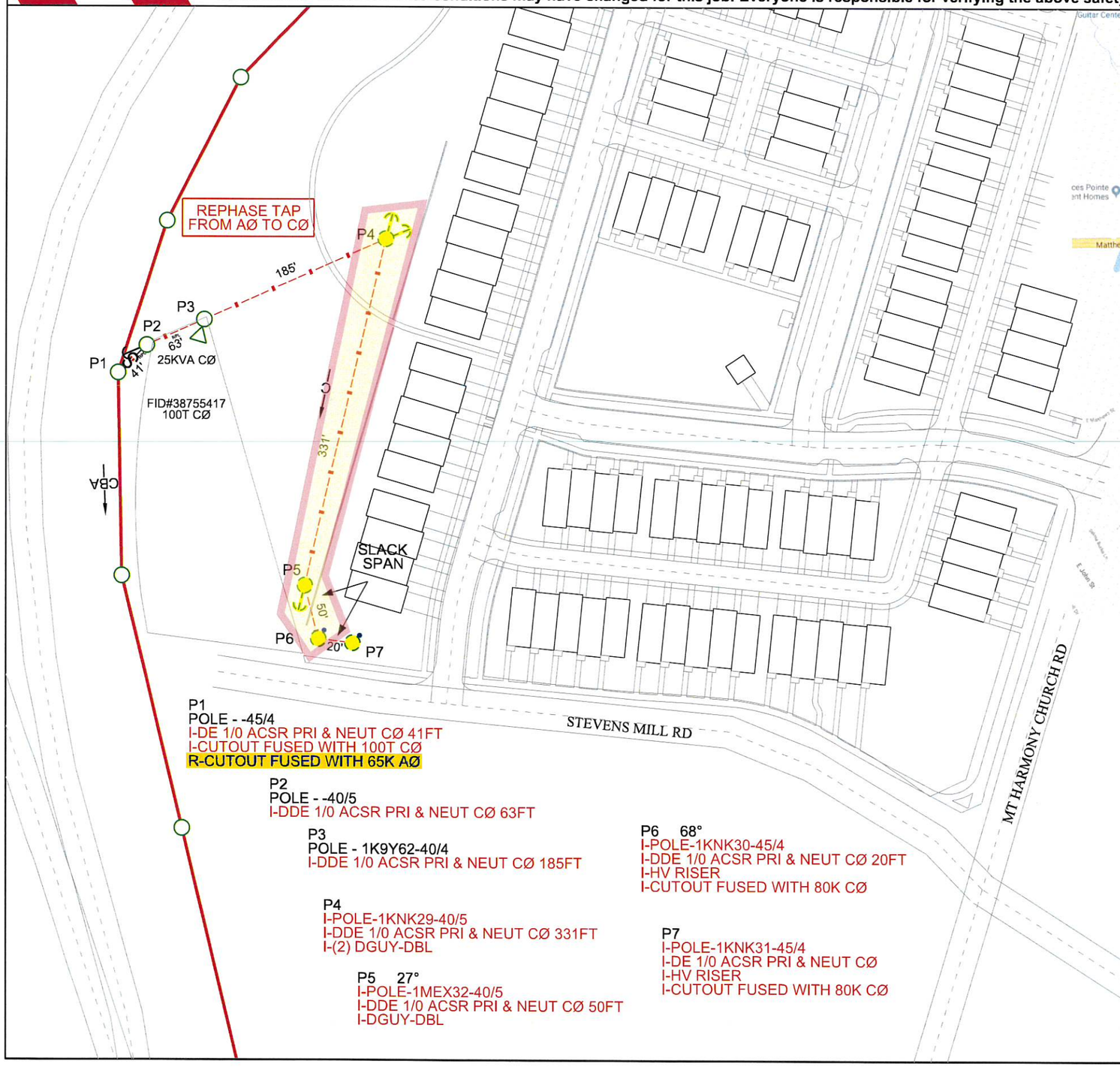
USP: UPSTREAM PROTECTION DEVICE @
USP: MATTHEWS RET CIRCUIT BREAKER FID#38368525
USP: 10200 E INDEPENDENCE BLVD
USP: MATTHEWS, NC 28105
USP:

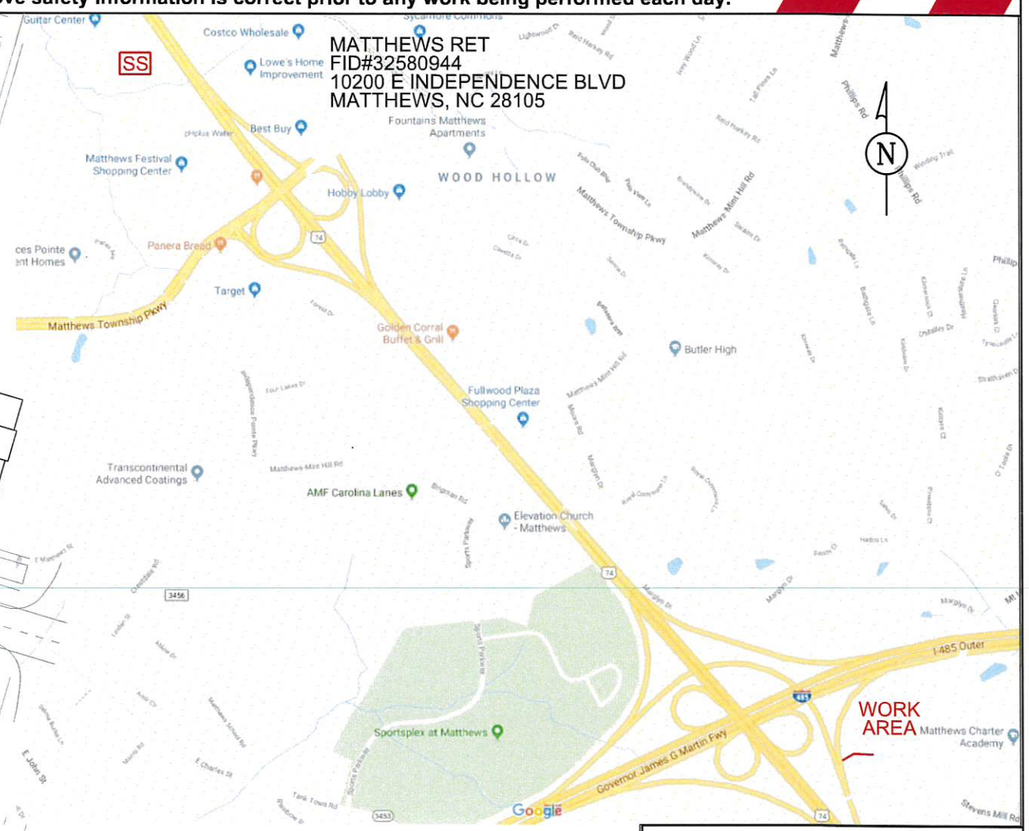
Safety Reminders / Adverse Conditions

?: SEE MAP FOR ROTTEN OR DAMAGED POLES.
?:
?:
?:

Work Zone General Comments:
WORK ALONG SHOULDER
FLAGGERS WILL BE NEEDED

REMEMBER: Work zone area conditions may have changed for this job! Everyone is responsible for verifying the above safety information is correct prior to any work being performed each day.





P1
POLE - -45/4
I-DE 1/0 ACSR PRI & NEUT CØ 41FT
I-CUTOUT FUSED WITH 100T CØ
R-CUTOUT FUSED WITH 65K AØ

P2
POLE - -40/5
I-DDE 1/0 ACSR PRI & NEUT CØ 63FT

P3
POLE - 1K9Y62-40/4
I-DDE 1/0 ACSR PRI & NEUT CØ 185FT

P4
I-POLE-1KNK29-40/5
I-DDE 1/0 ACSR PRI & NEUT CØ 331FT
I-(2) DGUY-DBL

P5 27°
I-POLE-1MEX32-40/5
I-DDE 1/0 ACSR PRI & NEUT CØ 50FT
I-DGUY-DBL

P6 68°
I-POLE-1KNK30-45/4
I-DDE 1/0 ACSR PRI & NEUT CØ 20FT
I-HV RISER
I-CUTOUT FUSED WITH 80K CØ

P7
I-POLE-1KNK31-45/4
I-DE 1/0 ACSR PRI & NEUT CØ
I-HV RISER
I-CUTOUT FUSED WITH 80K CØ

CONSTRUCTION NOTES
REPLACE FUSE AT TAP POLE WITH 100T CØ.
PLACE (2) RISER POLES AND FUSE WITH 80K CØ
FOR NEW HARMONY HILLS TOWNHOMES.

ATTENTION
THIS PROJECT CONTAINS GIS POSTING ITEMS.
CALL DISPATCHER WHEN ENERGIZED.

Exhibit B

Work Order Number	31845845
Customer/Contact	CEDRIC COMBO
Contact Phone	980-222-4886
Job Site Address	2112 STEVENS MILL RD
City	MATTHEWS
County	MECKLENBURG
State, Zip	NC, 28104
Designer	Marcus Rice
Designer Phone	704-395-4424
Circuit ID	01102405
Primary Voltage	23.9/13.8 kV
Permit Required	Yes___ No_X
Permit Type/No.	
Permit Type/No. 2	
Permit Type/No. 3	
Permit Type/No. 4	

DUKE ENERGY®

Sheet 1OF1
Scale = 1"=100'

Exhibit C - Approved Species_Duke

IV. APPROVED PLANT SPECIES

The following list of trees and shrubs represent the approved plant species that may be used to comply with code sections 12.302 and 12.303 of the City of Charlotte Zoning Ordinance and Chapter 21 ("Tree Ordinance") of the City of Charlotte Code.

Other species may be allowed with staff approval

List subject to change

* - Not allowed for required city planting.

**- Not reccomended for required city planting.

† - Cultivars under 15' tall only.

‡- Trees <25' mature height can be planted directly under power lines.

Trees 25'- 40' mature height can be planted at least 20' from power lines.

Proposed Species on Sheet 4 of this exhibit

Trees

Common Name	Scientific Name	City Tree Ordinance	CIP/ROW Approved	City Zoning Approved (Large or Small Maturing)	Duke Transmission or Distribution line(D) Approved	Shade Tolerant	Tolerates Poor Drainage	Native	Blooming	Foliage (Deciduous, Semi-deciduous, or Evergreen)
LARGE MATURING (50'+ H)										
Arborvitae, 'Green Giant'	Thuja 'Green Giant'		x				x			E
Ash, Green	Fraxinus pennsylvanica			L		x		x		D
Ash, White	Fraxinus americana	x		L				x		D
Baldcypress	Taxodium distichum	x	x	L			x	x		D
Beech, American	Fagus grandiflora	x	x	L				x		D
Birch, River	Betula nigra	x	x	L		x	x	x		D
Black Gum	Nyssa sylvatica	x	x	L				x		D
Cedar, Deodar	Cedrus deodara	x	x	L						E
Cedar, Eastern Red	Juniperus virginiana		x	L				x		E
Cryptomeria, Japanese	Cryptomeria japonica	x	x				x			E

Trees

Common Name	Scientific Name	City Tree Ordinance Approved	CIP/ROW Approved	City Zoning Approved (Large or Small Maturing)	Duke Transmission Zone(T) or Distribution line(D) Approved		Shade Tolerant	Tolerates Poor Drainage	Native	Blooming	Foliage (Deciduous, Semi-deciduous, or Evergreen)
LARGE MATURING (50'+ H) cont...											
Dawn Redwood	Metasequoia glyptostroboides	x	x								S
Elm, Princeton	Ulmus americana 'Princeton'		x								D
Elm, Lacebark	Ulmus parvifolia	x	x	L			x	x			D
Gingko ‡	Gingko biloba	x	x	L			x	x			D
Hackberry, Common	Celtis occidentalis	x		L			x	x	x		D
Hackberry, Sugar	Celtis laevigata	x					x	x	x		D
Hemlock, Eastern	Tsuga canadensis			L			x		x		E
Hickory, Bitternut	Carya cordiformis			L					x		D
Hickory, Pignut	Carya glabra			L					x		E
Hickory, Shagbark	Carya ovata			L					x		E
Holly, American	Ilex opaca	x	x	S			x		x		E
Honeylocust, Shademaster**	Gleditsia tricanthos inermis 'Shademaster'								x		D
Hornbeam, European	Carpinus betulus	x	x	S			x	x			D
Kentucky Coffeetree	Gymnocladus dioicus	x	x				x		x		D
Linden, Little Leaf	Tilia cordata	x					x	x		x	D
Magnolia, Cucumber	Magnolia acuminata		x						x	x	D
Magnolia, Southern	Magnolia grandiflora	x	x	L				x	x	x	E
Maple, Freeman	Acer x fremanii	x	x				x		x		D
Maple, Red *	Acer rubrum		x	L			x	x	x		D
Maple, Sugar	Acer saccharum	x	x	L			x		x		D
Oak, Black	Quercus velutina			L			x		x		D
Oak, Fastigiante English	Quercus robur 'Fastigiata'		x								D

Trees

Common Name	Scientific Name	City Tree Ordinance Approved	CIP/ROW Approved	City Zoning Approved (Large or **S**mall Maturing)	Duke Transmission Zone(**T**) or Distribution line(**D**) Approved		Shade Tolerant	Tolerates Poor Drainage	Native	Blooming	Foliage (**D**eciduous, **S**emi-deciduous, or **E**vergreen)
LARGE MATURING (50'+ H) cont...											
Oak, Laurel	Quercus laurifolia	x		L			x		x		D
Oak, Live	Quercus virginiana	x	x	L			x	x	x		E
Oak, Northern Red*	Quercus rubra			L			x		x		D
Oak, Nuttall	Quercus nuttalii	x	x				x		x		D
Oak, Overcup	Quercus lyrata	x	x				x	x	x		D
Oak, Scarlet**	Quercus coccinea			L					x		D
Oak, Shumard	Quercus shumardii	x	x	L			x		x		D
Oak, Southern Red	Quercus falcata	x	x	L			x		x		D
Oak, Swamp White	Quercus bicolor		x	L			x	x	x		D
Oak, Water	Quercus nigra		x	L				x	x		D
Oak, White	Quercus alba		x	L			x		x		D
Oak, Willow	Quercus phellos	x	x	L			x	x	x		D
Pecan	Carya illinoensis			L					x		D
Persimmon	Diospyros virginiana			L			x		x		D
Pine, Austrian	Pinus nigra	x		L				x			E
Pine, Japanese Black	Pinus thunbergi			L							E
Pine, Loblolly	Pinus taeda	x	x	L				x	x		E
Pine, Shortleaf	Pinus echinata		x	L					x		E
Pine, Virginia	Pinus virginiana	x	x	L					x		E
Poplar, Tulip	Liriodendron tulipfera	x	x	L			x	x	x	x	D
Sweetgum, Fruitless	Liquidambar styraciflua 'Rotundiloba'	x	x	L			x	x	x		D
Sweetgum, Slender	Liquidambar styraciflua 'Slender Silhouette'		x				x	x	x		D
Zelkova, Japanese *	Zelkova serrata			L			x				D

Trees

Common Name	Scientific Name	City Tree Ordinance Approved	CIP/ROW Approved	City Zoning Approved (Large or Small Maturing)	Duke Transmission Zone(T) or Distribution line(D) Approved		Shade Tolerant	Tolerates Poor Drainage	Native	Blooming	Foliage (Deciduous, Semi-deciduous, or Evergreen)
MEDIUM MATURING (30'-50'H)											
Arborvitae, American †	Thuja occidentalis		x		D			x	x		E
Carolina Silverbell	Halesia carolina	x	x	S			x		x	x	D
Chinese Pistache	Pistacia chinensis	x	x				x	x			D
Crape Myrtle (Biloxi, Natchez)*	Lagerstroemia		x								D
Dogwood, Flowering ‡	Cornus florida	x	x	S	D		x		x	x	D
Dogwood, Kousa ‡-	Cornus kousa	x	x	S	D		x		x	x	D
Fringetree, Chinese	Chionanthus retusus	x					x			x	D
Golden Raintree	Koelreuteria paniculata		x	S						x	D
Hawthorne, Green	Crataegus viridis 'Winter King'	x	x					x	x	x	D
Holly, 'Emily Brunner'	Ilex X 'Emily Brunner'		x				x				E
Holly, 'Nellie R. Stevens'	Ilex X 'Nellie R. Stevens'		x				x				E
Holly, Savannah	Ilex X attenuata 'Savannah'		x	S				x	x		E
Hornbeam, American	Carpinus caroliniana	x	x	S			x	x	x		D
Maple, Hedge	Acer campestre		x	S				x			D
Maple, Paperbark	Acer griseum		x								D
Maple, Trident	Acer buergeranum	x	x				x				D
Redbud, Chinese ‡	Cercis chinensis	x	x		D		x			x	D
Sourwood	Oxydendrum arboreum			S			x		x	x	D

Trees

Common Name	Scientific Name	City Tree Ordinance Approved	CIP/ROW Approved	City Zoning Approved (**L**arge or **S**mall Maturing)	Duke Transmission Zone(**T**) or Distribution line(**D**) Approved		Shade Tolerant	Tolerates Poor Drainage	Native	Blooming	Foliage (**D**eciduous, **S**emi-deciduous, or **E**vergreen)
SMALL MATURING (UP-25'H)											
Arborvitae, Emerald Green	**Thuja occidentalis 'Emerald Green'**		x								E
Buckeye, Bottlebrush †	**Aesculus parviflora**	x	x		T		x		x	x	D
Camellia, Sasanuqa	**Camellia sasanqua**		x	S			x			x	E
Cherry, Kwanzan	**Prunus serrulata 'Kwanzan'**	x		S						x	D
Cherry, Snowgoose	**Prunus serrulata 'Snowgoose'**		x							x	D
Cherry, 'Okame'	**Prunus X 'Okame'**	x	x							x	D
Cherry, Weeping	**Prunus subhirtella pendula**			S						x	D
Cherry, Yoshino	**Prunus X yedoensis**	x	x	S	D					x	D
Cherrylaurel, Carolina	**Prunus caroliniana**			S			x	x	x	x	E
Crabapple, Japanese Flowering †	**Malus floribunda**		x	S	D					x	D
Crape Myrtle	**Lagerstroemia**		x								D
Dogwood, redtwig †	**Cornus sericea f. baileyi**		x		D			x	x	x	D
Dogwood, Rutger's Hybrid	**Cornus kousa X florida**		x		D		x	x		x	D
Filbert, American	**Corylus americana**	x	x		T,D		x		x		D
Fringetree	**Chionanthus virginiana**		x					x	x	x	D
Hawthorne, Washington	**Crataegus phaenopyrum**	x	x	S				x	x	x	D
Holly, Foster	**Ilex X attenuata 'Fosteri'**	x	x	S				x	x		E
Holly, Yaupon	**Ilex vomitoria**		x	S			x		x		E
Magnolia, Star †	**Magnolia stellata**	x	x	S	D			x	x	x	D

Trees

Common Name	Scientific Name	City Tree Ordinance Approved	CIP/ROW Approved	City Zoning Approved (Large or Small Maturing)	Duke Transmission Zone(T) or Distribution line(D) Approved		Shade Tolerant	Tolerates Poor Drainage	Native	Blooming	Foliage (Deciduous, Semi-deciduous, or Evergreen)
SMALL MATURING (UP-25'H)											
Magnilia, Lily Flowered	Magnolia liliiflora		x				x			x	D
Magnolia, 'Little Gem'	Magnolia grandiflora 'Little Gem'	x	x					x	x	x	E
Magnolia, 'Merrill'	Magnolia X loebneri 'Merrill'		x					x	x	x	D
Magnolia, Saucer	Magnolia X soulangiana	x	x	S	D			x	x	x	D
Maple, Armur 'Flame' †	Acer tataricum ginnala 'Flame'	x	x		D			x			D
Maple, Japanese	Acer palmatum	x	x				x				D
Maple, Purplebow/Shantung	Acer truncatum		x								D
Plum, Purpleleaf	Prunus cerasifera 'Atropurpurea'	x	x	S						x	D
Redbud, Eastern	Cercis canadensis	x	x	S	D		x	x	x	x	D
Serviceberry	Amelanchier arborea	x	x						x	x	D
Serviceberry, Shadbush †	Amelanchier canadensis	x	x	S	T		x		x	x	D
Waxmyrtle	Myrica cerifera	x		S				x			E

SHRUBS

Common Name	Scientific Name
Burford holly *	Ilex cornuta burfordi
Camellia *	Camellia japonica
Convex Japanese holly *	Ilex crenata `convexa'
Dwarf burford holly *	Ilex cornuta burfordi nana
Emily brunner holly *	Ilex "Emily Brunner"
English holly *	Ilex aquifolium
Evergreen euonymus *	Euonymus japonicus
Flowering quince	Chaenomeles speciosa
Forsythia	Forsythia intermedia
Glenn dale azalea *	Azalea hybrida
Glossy abelia *	Abelia grandiflora
Hetzi Japanese holly *	Ilex crenata `hetzi'
Hetzi jumper *	Jumperus chinesis hetzi
Indian azalea *	Azalea indica
Inkberry holly *	Ilex glabra
Japanese aucuba *	Aucuba japonica
Kaempferi azalea *	Azalea obtusum Kaempferi
Laurel *	Laurus nobilis
Loropetalum *	Loropetalum chinense
Lusterleaf holly *	Ilex latifolia
Oakleaf hydrangea	Hydrangea quercifolia
Perny holly *	Ilex pernyi
Pfitzer juniper *	Juniperus chinensis pfitzeriana

Common Name	Scientific Name
Roundleaf Japanese holly *	Ilex crenata `rotundifolia'
Sasanqua Camellia *	Camellia sasanqua
Witch-hazel	Hammamelis virginiana
Yaupon holly *	Ilex vomitoria
Wax myrtle *	Myrica cerifera
Wild olive *	Osmanthus americana
Chinese photinia *	Photinia serrulata
Mountain andromeda *	Pieris floribunda
Japanese andromeda *	Pieris japonica
Pittosporum *	Pittosporum tobira
English laurel *	Prunus laurocerasus
Podocarpus *	Podocarpus macrophyllus maki
Narrow leafed English laurel *	Prunus laurocerasus angustifolia
Scarlet firethorn	Pyracantha coccinea
Yeddo-hawthorn *	Raphiolepis umbellata
Reeves spirea	Spirea cantoniensis
Thunberg spirea	Spirea thunbergii
Bridalwreath spirea	Spirea prunifolia plena
Vanhoutte spirea	Spirea vanhouttei
Japanese yew *	Taxus cuspidata
Leatherleaf viburnum *	Viburnum rhytidophyllum
Laurestinus viburnum *	Viburnum tinus

* denotes evergreen

Other species may be allowed with staff approval

List subject to change

Vegetation Management

Keeping the lights on.

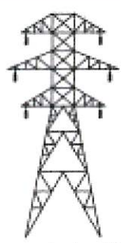
Overview

Our customers want reliable power – in both good weather and bad. And while the trees that thrive throughout our 104,000 square miles of service area are a source of tremendous pride, they are also one of the main causes of power outages.

Duke Energy works consistently to balance aesthetics with our goal to provide safe, reliable power to the households and businesses that depend on us. It is our responsibility to ensure power lines are free of trees and other obstructions that could disrupt electric service. Trees that are close to power lines must be trimmed or cut down to ensure they don't cause power outages, and Duke Energy does much of this work proactively.

Our crews use a variety of methods to manage vegetation growth along distribution circuits and transmission power line rights of way, including vegetation pruning, felling (cutting down) and herbicides. These methods are based on widely accepted standards developed by the tree care industry and approved by the American National Standards Institute for tree care maintenance and operations.

Examples of typical transmission and distribution structures



Transmission lines

Distribution lines

Transmission rights of way

High-voltage transmission lines provide large amounts of electricity over long distances. The transmission lines in your community are part of the larger, interconnected grid system that powers an entire region, not just the community through which the lines run. Federal rules are more stringent for some transmission lines, depending on the voltage, and may include fines up to $1 million per day for tree-related outages. Duke Energy manages its grid to provide reliable operation of transmission facilities while adhering to regulations and easement rights.

Distribution rights of way

Distribution lines carry power from local substations to homes and businesses. A distribution right of way provides access to a strip of land so that utilities (electric, telephone, cable, water and/or gas) may build and maintain service lines. Duke Energy manages rights of way to provide reliable delivery of electricity.

Vegetation management methods

Duke Energy uses an Integrated Vegetation Management approach, which includes careful pruning, selective herbicidal application and tree felling. This allows us to evaluate power line areas and determine the best method for maintaining reliable service.

The objective of an Integrated Vegetation Management program is to maintain the lines – before the trees and brush are close enough to cause outages – in a manner that is consistent with good arboricultural practices.

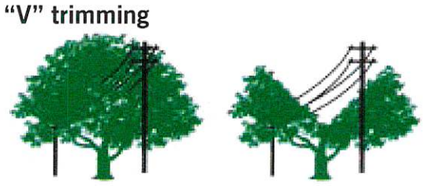
Duke Energy uses specific circuit information, reliability data and other indicators to prioritize lines for tree pruning and removal.

Pruning methods

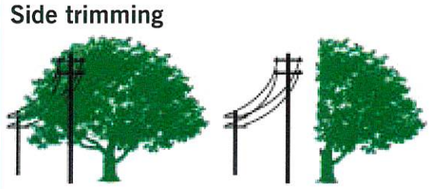
We do not "round" trees over because it's not good for a tree's health. We subscribe to directional or targeted pruning. These methods are endorsed by the tree care industry as the best pruning techniques for tree health.

Examples of trimming methods

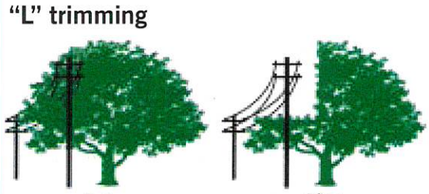
"V" trimming



Side trimming



"L" trimming



Directional pruning involves cutting a limb back to another limb (or lateral) so that future growth of the resulting limb is directed away from the power lines. The basis for this type of pruning is that each limb removed from a tree is removed either where it joins another limb or at the trunk. With directional pruning, tree growth causes less impact to public safety and electrical service. This procedure is different from the philosophy of "rounding" trees over in which limbs are cut at arbitrary points, normally leaving unhealthy "stub" cuts, which can damage the tree.

Pruning vs. cutting down

Each tree is different and must be considered individually. Trees with trunks close to the power lines may require much more pruning than trees located farther from the line. Additionally, not all pruning techniques are appropriate for all tree species.

When pruning, our trimming professionals make every attempt to trim for sufficient clearance until we return on our next planned maintenance.

Before deciding to remove a tree, we first evaluate its health and proximity to the lines. A tree may have a decayed portion on the trunk. The entire tree may be dead or in the process of dying, which might cause it to break or fall. It may have soil that is severely eroded away from the root system, making it more likely to fall.

Sometimes trees are required to be cut down when they are too close to power lines or when they would have to be pruned severely.

Herbicide applications

Duke Energy uses environmentally responsible herbicide applications to control tall growing incompatible plants within power line rights of way. Our objective is to maintain low growing vegetation to minimize potential electric power interruptions, which also enhances wildlife habitat.

We use professional contractors to apply herbicide by utilizing different methods including foliar, stump, stem and vine applications.

Duke Energy contractors have been trained on the proper, safe and environmentally responsible techniques of managing plant growth. All products used by Duke Energy are registered by the Environmental Protection Agency and approved by appropriate state agencies.

Debris removal

The majority of Duke Energy's pruning and cutting occurs during planned maintenance. We typically dispose of any small limbs and brush in landscaped settings. The larger pieces of wood are cut into manageable lengths for the property owner's use. In non-landscaped sites, pruned vegetation and wood debris are left in place to bio-degrade. When an "Act of God" (e.g., lightning, ice storms, high winds, hurricanes, tornadoes) causes trees or other vegetation to fall across power lines and thus create power outages, we cut the trees and brush so poles and lines can be repaired and re-energized. Disposal of any wood, limbs or debris resulting from this type of emergency operation is the property owner's responsibility.

For more information visit **duke-energy.com/safety/right-of-way-management.asp**.

Visit the Arbor Day Foundation at **arborday.org/treelineusa** for information about planning and planting vegetation around electrical facilities.